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Design Review Board Study Session

TO: DESIGN REVIEW BOARD

FROM: ROBERT (BOB) CARAVONA, AICP, SENIOR PLANNER
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THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*
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MEETING DATE: DECEMBER 11, 2014

SUBJECT: DR14-39 PET DEPOT

STRATEGIC INITIATIVE: Economic Development

To allow for the development of a commercial pad within an existing shopping center.

REQUEST

DR14-39, Pet Depot: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for a new 10,214 square foot building on approximately 1.1 acres located at the southeast corner of Market Street and Pecos Boulevard zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay (Crossroads Center).

RECOMMENDED MOTION

Request for input only. No motion required.

APPLICANT/OWNER

Company: ID Studio 4
Name: Alex Ramon
Address: 15650 N. Black Canyon Hwy.
Suite B-235
Phoenix, AZ 85053
Phone: 602-938-1452
Email: ARamon@idstudio4.com

Company: Pet Depot
Name: Cheryl Vernon
Address: 1134 S. Porter Court
Gilbert, AZ 85296
Phone: 480-612-2153
Email: brucecherryl@hotmail.com

BACKGROUND/DISCUSSION

History:

Date	Action
1/25/99	Town Council approved Z98-27 by adopting Ordinance No. 1142, rezoning approximately 523 acres from R-43 (Maricopa County Rural Residential) to PAD (Planned Area Development) with the underlying zoning designation of C-2 (General Commercial).
11/16/99	Town Council approved Ordinance No. 1230 by adding and rezoning 63 acres from R-43 (Maricopa County Rural) to C-2 with underlying PAD; adding new conditions; amending the development plan of Crossroads Center Planned Area Development and repeal conflicting ordinances.
12/11/03	Design Review Board approved DR03-97, Phase II at Santan Village Marketplace.
03/09/06	Design Review Board approved a master sign program and entry features for Parcels G-1 and G-2 at Santan Village Marketplace (DR05-139).
12/14/06	Design Review Board approved DR06-102, the Final Design Review for the landscape palette and design, and the design and location of entry monumentation in a 20 foot wide multi-use easement adjacent to the rights-of-way associated with Parcel G-2 of Santan Village Marketplace. The rights-of-way include portions of Santan Village Parkway, Market Street, and Pecos Road.

Overview: Pet Depot is a comprehensive pet retail, veterinarian and kennel service to be located in a newly constructed 10,214 square foot retail building with a 1,353 square foot outdoor pet play area.

The site is a portion of a Replat of Lot 1B, 'Santan Village Marketplace Parcel G-2'. The applicant's intent is to subdivide the site from the parent parcel. The site is currently vacant as is much of the surrounding land with the exception of Costco to the south. The existing zoning for the site is Regional Commercial and the proposed use is consistent the Crossroads PAD, Santan Village Development Plan and the zoned land use for Regional Commercial.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Category	Existing Zoning	Existing Use
North	Regional Commercial (RC)	Regional Commercial (RC)	Vacant

South	Regional Commercial (RC)	Regional Commercial (RC)	Access Drive/Parking/Costco
East	Regional Commercial (RC)	Regional Commercial (RC)	Vacant/Parking
West	Regional Commercial (RC)	Regional Commercial (RC)	Access Drive/Vacant (DR14-42, Costa Vida proposed)
Site	Regional Commercial (RC)	Regional Commercial (RC)	Vacant

Adopted Ordinance No. 1142 created the Crossroads Planned Area Development which expressively permitted certain uses, established design guidelines and adopted development standards that were unique to the development and, in certain instances, expressively deferred to the Town code at the time of adoption (ULDC for properties zoned C-2) . Ordinance No. 1230 amended Ordinance No. 1142 by zoning additional lands and adding new conditions. Therefore, the project has been reviewed under The Crossroads PAD (Z98-27 and Ordinance Nos. 1142 and 1230), Table 1.65 Bulk, Building and Landscape Setback Requirements for Non-Residential Districts and when deferred to Town regulation, the ULDC (C-2) and commercial guidelines.

Project Data Table

Standards	Ordinance No. 1230	Proposed
Maximum Height (ft.) / (Stories)	40'	25'-2"
Building Setback		
Front	0'	70'-1"
Side	0'	28' / 70'-3"
Rear	0'	23'-6"
Floor Area Ratio Maximum	0.5	0.21

DISCUSSION

Elevation and Color

The exterior is stucco accented with ledgerstone. The building's color is Bungalow Taupe accented with a slightly darker shade of Desert Gray in the sign area over the main entrance as well as upon appropriately placed architectural features on the rear elevation. A Coco Brown split face CMU capped with a Superlit Coco Brown Smooth Face veneer provides a substantial appearing foundation to the structure, which is accented with Cultured Stone Country Ledgerstone Mojave Stone Accent.

The windows have precast window features and metal awning trellises as found in other recent nearby development. The trellises, in conjunction with the simple black lettering on the front elevation, contribute favorably to the overall design.

The floor plan shows an outdoor play area for animals. The play area is hidden from view and enclosed behind a twelve foot (12') wall, which is integrated into the building design along the southwest elevation.

Site Plan

The site plan complies with the Planned Area Development setback requirements and parking requirements of 41 spaces, 2 accessible spaces and 4 spaces for bikes. The applicant responded to staff's request by moving the trash enclosure from the northern drive to the northeast corner of the property. In addition, the applicant responded by shifting the building northward to accommodate the site distances, which will result in a four-way signed intersection.

Lighting

Three new parking light fixtures and fifteen attached lighting fixtures comply with the lighting standards.

Grading and Drainage

To be reviewed by Town Engineer.

Signs

Signs are not part of this request and shall be made under a separate application.

REQUESTED INPUT

Any input or comments regarding building elevations.

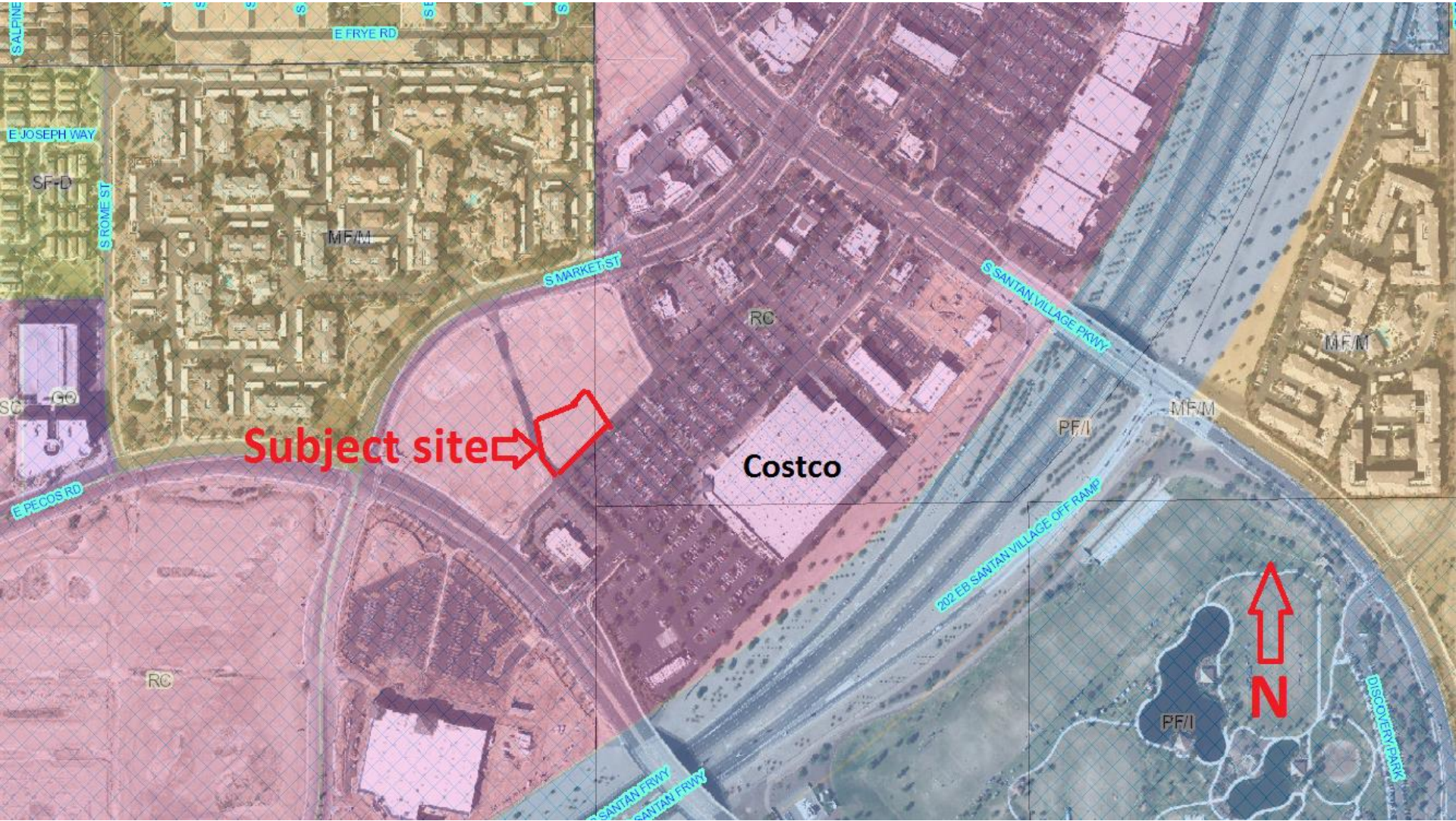
Respectfully submitted,



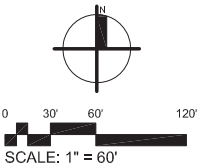
Robert M. Caravona, AICP
Senior Planner

Attachments and Enclosures:

1. Vicinity Map
2. Site Plan
3. Landscape Plan
4. Elevations
5. Floor Plans
6. Lighting
7. Colors and Materials

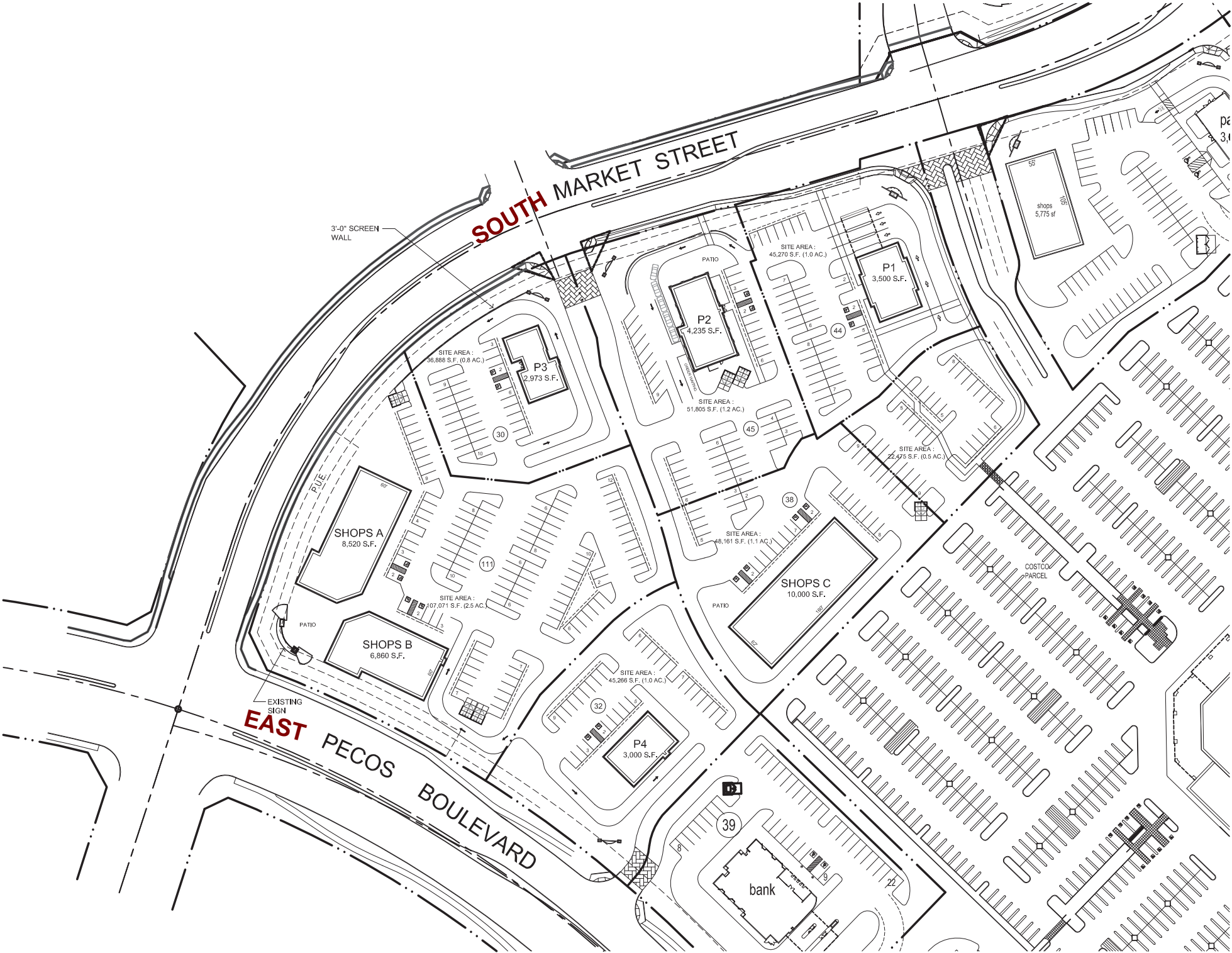
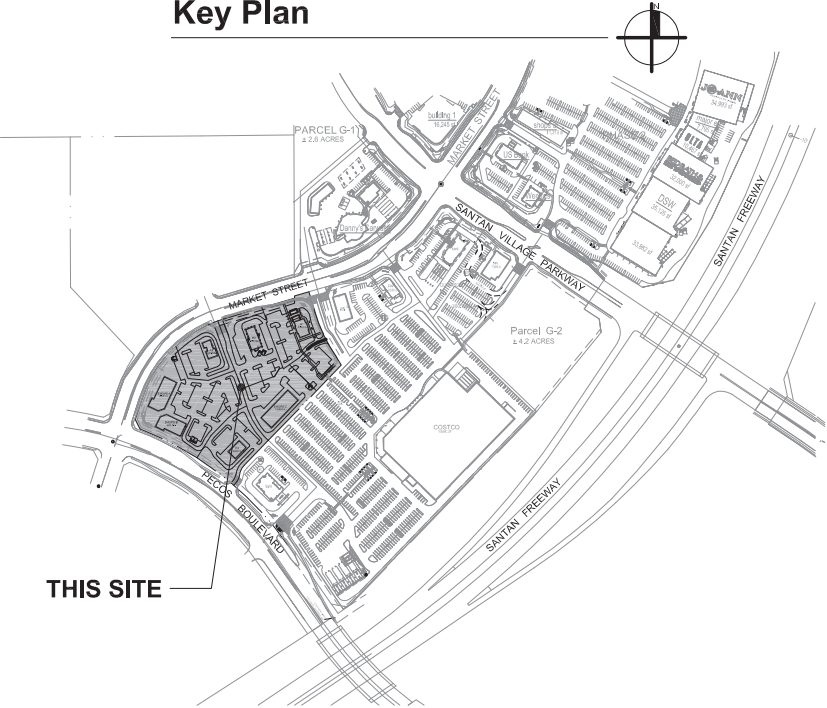


Vicinity Map



Site Data	
Site Area:	356,938 S.F. (8.2 AC.)
Building Area:	39,088 S.F.
Coverage:	11.0%
Parking Provided:	333 Spaces
Overall Parking Ratio:	8.5 / 1,000

Key Plan



S.W.C. Williams Field Road and San Tan Village Parkway
Gilbert, Arizona

SanTan
Development Group

08-27-14
11163-ST14



Butler Design Group, Inc
architects & planners

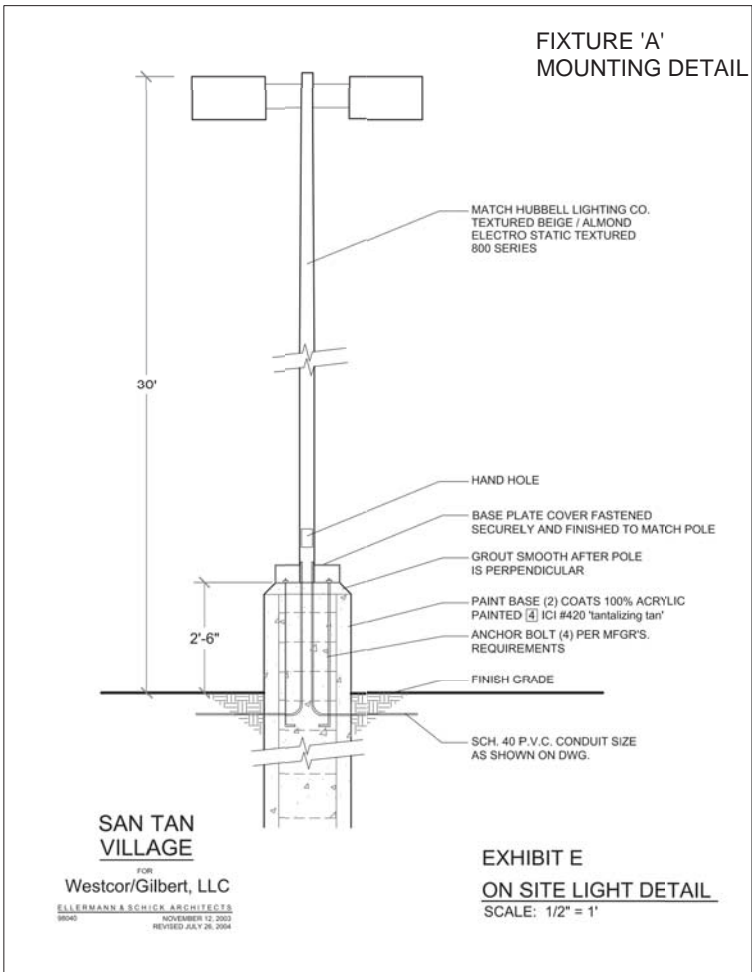
PLANTING PLAN



1. SEE SIGN PACKAGE FOR LOCATIONS OF ALL EXTERIOR BUILDING SIGNAGE. CONTRACTOR TO PROVIDE BACKING AT ALL EXTERIOR BUILDING SIGN LOCATIONS

2. SIGN PERMIT WILL BE A DEFERRED SUBMITTAL





Universe® Medium with HID Optic – UCM

TYPE: FIXTURE 'B', 'C'

• Modular system with five luminous options, four hood options, and two optical systems for customization to complement site design

• Type 2,3,4 and 5 of flat roof self non-pendant reflectors (without luminous element)

• Cool acrylic lens, Type 5 distribution for soft, general lighting

• Pole, wall, and pendant mounting options

• PFS construction

• Powder coat finish in 13 standard colors with a polymer primer sealer

1. LUMINAIRE
☒ UCM Universe medium

2. LUMINOUS / HOOD
NO LUMINOUS / HOOD

3. OPTICS
☒ ANG. ☐ BEL. ☐ FLR. ☐ STR. ☐ SHB

4. LAMP/BALLAST
LUMINOUS / HOOD: ☐ WHD-ANG. ☐ SR-ANG. ☐ VSL-ANG. ☐ LUM-ANG. ☐ WHD-BEL. ☐ SR-BEL. ☐ VSL-BEL. ☐ LUM-BEL. ☐ WHD-FLR. ☐ SR-FLR. ☐ VSL-FLR. ☐ LUM-FLR. ☐ WHD-STR. ☐ SR-STR. ☐ VSL-STR. ☐ LUM-STR. ☐ WHD-SHB. ☐ SR-SHB. ☐ VSL-SHB. ☐ LUM-SHB

5. COLOR
☒ CRT (Cyan) ☐ MAL (Matte Aluminum) ☐ MTS (Medium Gray) ☐ MDS (Medium Gray) ☐ ATG (Antique Green) ☐ LGY (Light Gray) ☐ RAL (RAL) ☐ CUSTOM COLOR (Provide color chip for matching)

6. HOOD OPTIONS
☐ CRT (Cyan) ☐ MAL (Matte Aluminum) ☐ MTS (Medium Gray) ☐ MDS (Medium Gray) ☐ ATG (Antique Green) ☐ LGY (Light Gray) ☐ RAL (RAL) ☐ CUSTOM COLOR (Provide color chip for matching)

7. OPTIONS
☐ F1G (Flat glass lens) ☐ RCR (Black paint coated black) ☐ SIL (Internal glass to block light when luminous element chosen) ☐ FLD (Lightly etched finish on flat glass lens) ☐ FES (Fluorescent side sheet. Not for Type 3) ☐ S4V (For HID, except 500W & 500W) ☐ QL (7-4 socket) ☐ CRS (7-4 socket controller & socket) ☐ PWR (Post top mount, slope over 4°/100mm pole. Reflector model only) ☐ PM (Post top mount, GR5 & 400mm pole) ☐ PMS (Pendant mount, 48"/100mm pole & canopy with tie-in) ☐ PMS (Pendant mount, 48"/100mm pole & canopy with tie-in)

8. MOUNTING – Must choose one
☐ WALL MOUNT ☐ WMA4 ☐ WMA5 ☐ WMA6 ☐ WMA7 ☐ WMA8 ☐ WMA9 ☐ WMA10 ☐ WMA11 ☐ WMA12 ☐ WMA13 ☐ WMA14 ☐ WMA15 ☐ WMA16 ☐ WMA17 ☐ WMA18 ☐ WMA19 ☐ WMA20 ☐ WMA21 ☐ WMA22 ☐ WMA23 ☐ WMA24 ☐ WMA25 ☐ WMA26 ☐ WMA27 ☐ WMA28 ☐ WMA29 ☐ WMA30 ☐ WMA31 ☐ WMA32 ☐ WMA33 ☐ WMA34 ☐ WMA35 ☐ WMA36 ☐ WMA37 ☐ WMA38 ☐ WMA39 ☐ WMA40 ☐ WMA41 ☐ WMA42 ☐ WMA43 ☐ WMA44 ☐ WMA45 ☐ WMA46 ☐ WMA47 ☐ WMA48 ☐ WMA49 ☐ WMA50 ☐ WMA51 ☐ WMA52 ☐ WMA53 ☐ WMA54 ☐ WMA55 ☐ WMA56 ☐ WMA57 ☐ WMA58 ☐ WMA59 ☐ WMA60 ☐ WMA61 ☐ WMA62 ☐ WMA63 ☐ WMA64 ☐ WMA65 ☐ WMA66 ☐ WMA67 ☐ WMA68 ☐ WMA69 ☐ WMA70 ☐ WMA71 ☐ WMA72 ☐ WMA73 ☐ WMA74 ☐ WMA75 ☐ WMA76 ☐ WMA77 ☐ WMA78 ☐ WMA79 ☐ WMA80 ☐ WMA81 ☐ WMA82 ☐ WMA83 ☐ WMA84 ☐ WMA85 ☐ WMA86 ☐ WMA87 ☐ WMA88 ☐ WMA89 ☐ WMA90 ☐ WMA91 ☐ WMA92 ☐ WMA93 ☐ WMA94 ☐ WMA95 ☐ WMA96 ☐ WMA97 ☐ WMA98 ☐ WMA99 ☐ WMA100 ☐ WMA101 ☐ WMA102 ☐ WMA103 ☐ WMA104 ☐ WMA105 ☐ WMA106 ☐ WMA107 ☐ WMA108 ☐ WMA109 ☐ WMA110 ☐ WMA111 ☐ WMA112 ☐ WMA113 ☐ WMA114 ☐ WMA115 ☐ WMA116 ☐ WMA117 ☐ WMA118 ☐ WMA119 ☐ WMA120 ☐ WMA121 ☐ WMA122 ☐ WMA123 ☐ WMA124 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WMA791 ☐ WMA792 ☐ WMA793 ☐ WMA794 ☐ WMA795 ☐ WMA796 ☐ WMA797 ☐ WMA798 ☐ WMA799 ☐ WMA800 ☐ WMA801 ☐ WMA802 ☐ WMA803 ☐ WMA804 ☐ WMA805 ☐ WMA806 ☐ WMA807 ☐ WMA808 ☐ WMA809 ☐ WMA810 ☐ WMA811 ☐ WMA812 ☐ WMA813 ☐ WMA814 ☐ WMA815 ☐ WMA816 ☐ WMA817 ☐ WMA818 ☐ WMA819 ☐ WMA820 ☐ WMA821 ☐ WMA822 ☐ WMA823 ☐ WMA824 ☐ WMA825 ☐ WMA826 ☐ WMA827 ☐ WMA828 ☐ WMA829 ☐ WMA830 ☐ WMA831 ☐ WMA832 ☐ WMA833 ☐ WMA834 ☐ WMA835 ☐ WMA836 ☐ WMA837 ☐ WMA838 ☐ WMA839 ☐ WMA840 ☐ WMA841 ☐ WMA842 ☐ WMA843 ☐ WMA844 ☐ WMA845 ☐ WMA846 ☐ WMA847 ☐ WMA848 ☐ WMA849 ☐ WMA850 ☐ WMA851 ☐ WMA852 ☐ WMA853 ☐ WMA854 ☐ WMA855 ☐ WMA856 ☐ WMA857 ☐ WMA858 ☐ WMA859 ☐ WMA860 ☐ WMA861 ☐ WMA862 ☐ WMA863 ☐ WMA864 ☐ WMA865 ☐ WMA866 ☐ WMA867 ☐ WMA868 ☐ WMA869 ☐ WMA870 ☐ WMA871 ☐ WMA872 ☐ WMA873 ☐ WMA874 ☐ WMA875 ☐ WMA876 ☐ WMA877 ☐ WMA878 ☐ WMA879 ☐ WMA880 ☐ WMA881 ☐ WMA882 ☐ WMA883 ☐ WMA884 ☐ WMA885 ☐ WMA886 ☐ WMA887 ☐ WMA888 ☐ WMA889 ☐ WMA890 ☐ WMA891 ☐ WMA892 ☐ WMA893 ☐ WMA894 ☐ WMA895 ☐ WMA896 ☐ WMA897 ☐ WMA898 ☐ WMA899 ☐ WMA900 ☐ WMA901 ☐ WMA902 ☐ WMA903 ☐ WMA904 ☐ WMA905 ☐ WMA906 ☐ WMA907 ☐ WMA908 ☐ WMA909 ☐ WMA910 ☐ WMA911 ☐ WMA912 ☐ WMA913 ☐ WMA914 ☐ WMA915 ☐ WMA916 ☐ WMA917 ☐ WMA918 ☐ WMA919 ☐ WMA920 ☐ WMA921 ☐ WMA922 ☐ WMA923 ☐ WMA924 ☐ WMA925 ☐ WMA926 ☐ WMA927 ☐ WMA928 ☐ WMA929 ☐ WMA930 ☐ WMA931 ☐ WMA932 ☐ WMA933 ☐ WMA934 ☐ WMA935 ☐ WMA936 ☐ WMA937 ☐ WMA938 ☐ WMA939 ☐ WMA940 ☐ WMA941 ☐ WMA942 ☐ WMA943 ☐ WMA944 ☐ WMA945 ☐ WMA946 ☐ WMA947 ☐ WMA948 ☐ WMA949 ☐ WMA950 ☐ WMA951 ☐ WMA952 ☐ WMA953 ☐ WMA954 ☐ WMA955 ☐ WMA956 ☐ WMA957 ☐ WMA958 ☐ WMA959 ☐ WMA960 ☐ WMA961 ☐ WMA962 ☐ WMA963 ☐ WMA964 ☐ WMA965 ☐ WMA966 ☐ WMA967 ☐ WMA968 ☐ WMA969 ☐ WMA970 ☐ WMA971 ☐ WMA972 ☐ WMA973 ☐ WMA974 ☐ WMA975 ☐ WMA976 ☐ WMA977 ☐ WMA978 ☐ WMA979 ☐ WMA980 ☐ WMA981 ☐ WMA982 ☐ WMA983 ☐ WMA984 ☐ WMA985 ☐ WMA986 ☐ WMA987 ☐ WMA988 ☐ WMA989 ☐ WMA990 ☐ WMA991 ☐ WMA992 ☐ WMA993 ☐ WMA994 ☐ WMA995 ☐ WMA996 ☐ WMA997 ☐ WMA998 ☐ WMA999 ☐ WMA1000 ☐ WMA1001 ☐ WMA1002 ☐ WMA1003 ☐ WMA1004 ☐ WMA1005 ☐ WMA1006 ☐ WMA1007 ☐ WMA1008 ☐ WMA1009 ☐ WMA



ORATE:

PET DEPOT

GILBERT, ARIZONA

CLIENT:

DATE	DESCRIPTION

[illegible]

SHEET TITLE:

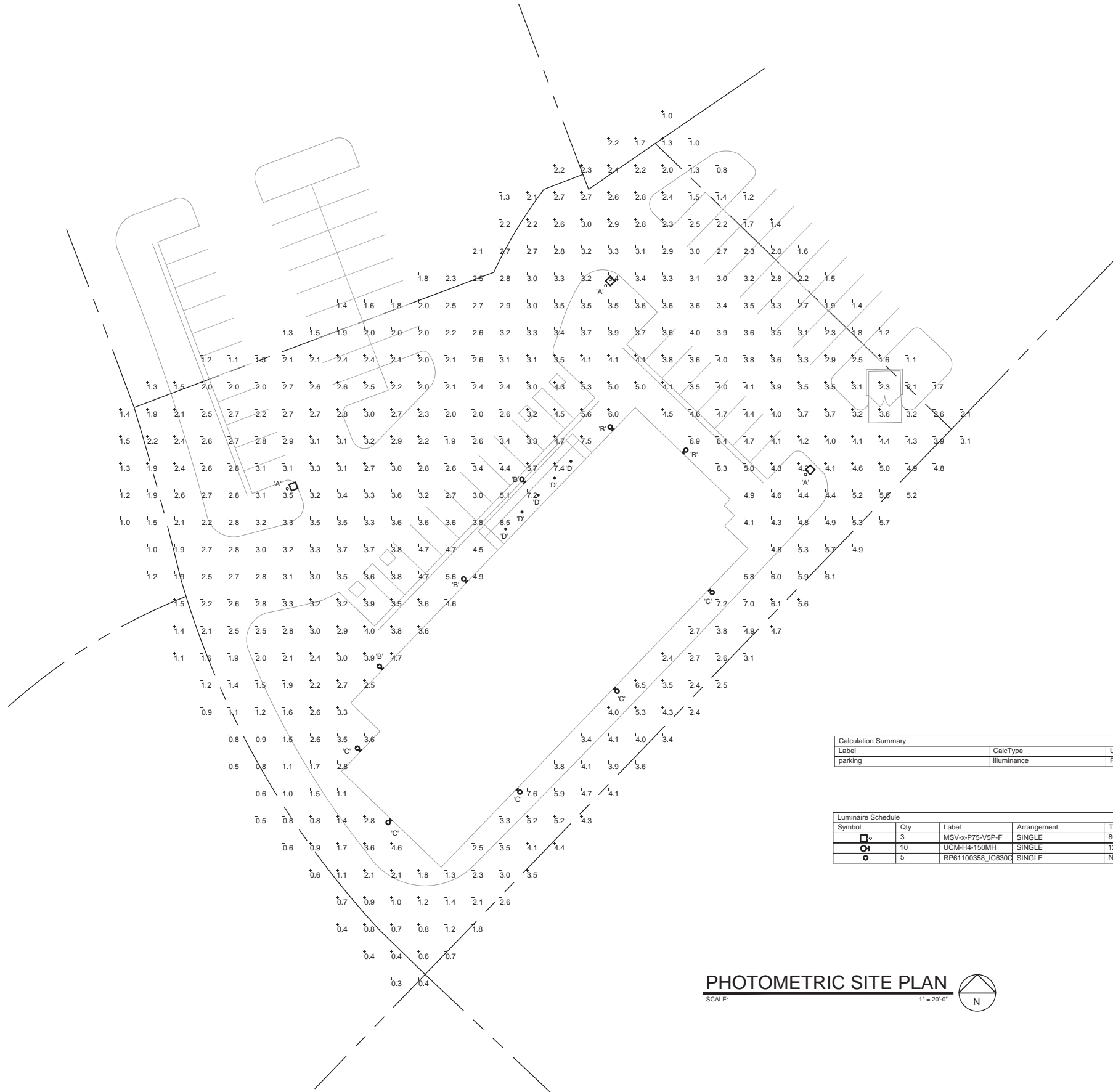
PHOTOMETRIC SITE
PLAN

SHEET NUMBER:



E1.1

PROJECT NUMBER:

WCC14003



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
parking	Illuminance	Fc	3.20	5.7	1.5	2.13	3.80

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	3	MSV-x-P75-V5P-F	SINGLE	80000	0.720	MSV-x-P75-V5P-F
	10	UCM-H4-150MH	SINGLE	12600	0.720	UCM-H4-150MH
	5	RP61100358_IC630C	SINGLE	N.A.	0.900	RP61100358_IC630C-SF

PHOTOMETRIC SITE PLAN

SCALE:

$$1^{\circ} = 20^{\circ} - 0^{\circ}$$


EXPIRES 03.31.2016

WE # 14125

WOODWARD ENGINEERING

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<p>Paint: Dunn Edwards DE6172 Bungalow Taupe Field Color</p> 	<p>Paint: Dunn Edwards DEC760 Desert Gray Accent Color</p> 
<p>Paint: Dunn Edwards DE6171 Sand Dollar Trim Color</p> 	<p>Paint: Dunn Edwards DEA187 Black Trellis & Exterior Lights</p> 
<p>C.M.U. Veneer: Superlite Coco Brown Split Face</p> 	<p>C.M.U. Veneer: Superlite Coco Brown Smooth Face</p> 
<p>Stone Veneer: Cultured Stone Country Ledgerstone Mojave Stone Accent</p> 	<p>Storefront Glass: Solarban 60 Insulated Clear Anodized Aluminum Frame</p> 

**Material Board - Pet Depot Santan Village
Gilbert, Arizona**